

LANDLORD FEES

A – Tenant Find, Full Management and Rent Collection Service

Tenant Find – Six weeks' rent + VAT (Payable at the tenancy commencement)
Full Management and Rent Collection – 12% + VAT of the rent collected per month (14.4% incl. VAT)

B – Tenant Find and Rent Collection Service

Tenant Find – Six weeks' rent + VAT (Payable at the tenancy commencement)
Rent Collection – 4% + VAT of the rent collected per month (4.8% incl. VAT)

C - Tenant Find Service

Six weeks' rent + VAT (Payable at the tenancy commencement)

Rent Review and Fixed Term Renewal applicable to all levels of service

2.5% + VAT of the rent agreed beyond the initial 12 month term, payable annually in advance
(3% incl. VAT)

Other bespoke services quoted on an individual basis.

N.B Fees for rent collect and management continue to be payable if the Tenant withholds rent

TCHC CANNOT ACCEPT PAYMENTS BY CARD OR CASH

ADDITIONAL FEES

Where applicable the following charges are in addition to those stated above:

	Fee excl. VAT	Fee incl. VAT
Tenancy Agreement	£150	£180
Referencing	£50 per applicant	£60 per applicant
Inventory / Statement of Condition (Subject to a maximum fee based on property value)	15% of monthly rent	18% of monthly rent
Letter of Variation / Notices	£110	£132
Deposit Registration	£50	£60
Checkout Report (Subject to a maximum fee based on property value)	12.5% of monthly rent	15% of monthly rent
Checkout administration fee	£160	£192
Additional management visits	£85 / visit	£102 / visit
EPC & floor plan	£120 up to 4000 sq. ft.	£144
Legionnaires Test	£75	£90
NRLS (Non-Resident Landlord Scheme)		
Registered landlords (per annum)	£85	£102
Non-registered landlords (per annum)	£135	£162
Same Day Transfer (UK)	£25	£30
Cancellation fee (Applicable if Landlord withdraws from agreed terms of Tenancy)	£350	£420
Arrangement and supervision Fee for works over £500	10% of net cost	12% of net cost
Void Management	£100 per fortnight	£120 per fortnight
Court Attendance	£450 per day	£540 per day
Negotiating a Deposit / Registering a Dispute / Service of Notice	£100 per hour	£120 per hour
Introduction fee	If the property is sold to a tenant introduced by TCHC within the tenancy an introductory commission of 1% (plus VAT) based on the total sale price would be payable by your solicitor to TCHC from the proceeds on completion of the sale. (1.2% incl. VAT)	